

BK 0345 PG 0102

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between CLIFFORD W. TOWNSEND and ANNETTE R. KIMBALL TOWNSEND, husband and wife, Grantors, and JAMES M. THAXTON, a single man, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

LOT 1990, SECTION "F", DESOTO VILLAGE SUBDIVISION, IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 1-5, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

BK0345PG0103

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 16th day of December, 1998.

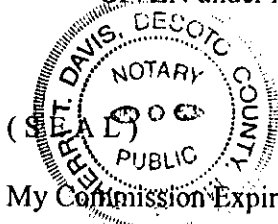

CLIFFORD W. TOWNSEND


ANNETTE R. KIMBALL TOWNSEND

STATE OF MISSISSIPPI
COUNTY OF DESOTO


THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, CLIFFORD W. TOWNSEND and ANNETTE R. KIMBALL TOWNSEND, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 16th day of December, 1998.



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 13, 2000
CONDED 1/16/99 BY MISSISSIPPI NOTARY SERVICE


NOTARY PUBLIC

ADDRESS OF GRANTORS:

6652 Branch Estates Dr.
Oliver Branch, MS
Home: 393-4503
Work: 726-9033

ADDRESS OF GRANTEE:

6235 JAMESTOWN ROAD
HORN LAKE, MISSISSIPPI 38637
Home: 280-5532
Work: 895-7150

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
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FILE# 898084